

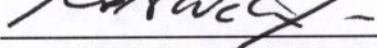


To the Honorable Council
City of Norfolk, Virginia

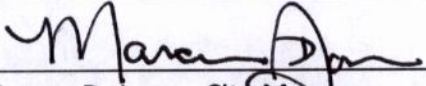
June 23, 2015

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Zoning Text Amendment to modify the minimum side yard requirements within the UR (Urban Residential) zoning district**

Reviewed: 
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: Citywide

Approved: 
Marcus D. Jones, City Manager

Item Number: **PH-7**

- I. **Staff Recommendation: Approval.**
- II. **Commission Action:** By a vote of **7 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Zoning Text Amendment to amend the UR zoning district to allow for the minimum side yard setback to match the setback of the adjacent zoning district within the Suburban Character District.
- IV. **Applicant: City Planning Commission**
- V. **Description:**
 - The current proposal would modify this requirement to allow for a potential reduction of interior side yard setbacks to allow them to match adjacent property setbacks.
 - If the adjacent residential zoning district has a side yard requirement of ten feet, or if the adjacent district is not residential, then the ten foot side yard requirement would remain.

Staff point of contact: Matthew Simons at 664-4750, matthew.simons@norfolk.gov

Attachments:

- Staff Report to CPC dated May 28, 2015 with attachments
- Ordinance



City of NORFOLK

Planning Commission Public Hearing: **May 28, 2015**

Executive Secretary: George M. Homewood, AICP, CFM

Staff: Matthew Simons, CFM *M.S.*

Staff Report	Item No. 2
Applicant	City Planning Commission
Request	Zoning Text Amendment To modify the minimum side yard requirements within the UR (Urban Residential) zoning district

A. Summary of Request

- This zoning text amendment would amend the UR zoning district to allow for the minimum side yard setback to match the setback of the adjacent zoning district within the Suburban Character District.
 - This change will affect all new development within proposed UR districts, in order to ensure that future development is compatible with the surrounding development pattern.

C. Zoning Analysis

- In the Spring of 2014, the UR district was amended, along with all of the zoning districts permitting townhomes, to accommodate a wider range of townhome forms throughout the City.
- One of the changes adopted was a modification to the side yard setback requirements to allow a variation among the different Character Districts.
 - A ten (10) foot interior side yard requirement was adopted for townhomes within the Suburban Character District.
- The current proposal would modify this requirement to allow for a potential reduction of interior side yard setbacks to allow them to match adjacent property setbacks.
 - If the adjacent residential zoning district has a side yard requirement of ten feet, or if the adjacent district is not residential, then the ten foot side yard requirement would remain.

D. Communication Outreach/Notification

Legal notification was placed in *The Virginian-Pilot* on May 14 and May 21.

E. Recommendation

Staff recommends that the zoning text amendment be **approved**.

Attachments:

Exhibit A


Proponents and Opponents


Proponents

None

Opponents

None

Form and Correctness Approved: 

By 
Office of the City Attorney

Contents Approved: 

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE TO AMEND TABLE 4-B OF THE ZONING ORDINANCE OF THE CITY OF NORFOLK, 1992, SO AS TO MODIFY THE SIDE YARD REQUIREMENTS FOR A "TOWNHOUSE OR SEMI-DETACHED DWELLING" IN THE SUBURBAN CHARACTER DISTRICT.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That Table 4-B of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), entitled "Yard Requirements Residence Districts", is hereby amended and reordained so as to modify the side yard requirements for the residential use of "Townhouse or Semi-Detached Dwelling" in the Suburban character district. The table, including clarifying notes, shall read as forth in "Exhibit A," attached hereto.

Section 2:- The Council hereby finds that this zoning amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 3:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:
Exhibit A (3 pages)

Exhibit A

TABLE 4-B YARD REQUIREMENTS RESIDENCE DISTRICTS (In Linear Feet)					
District	Residential Uses	Front Yard	Corner Side Yard ⁽³⁾	Interior Side Yard ⁽³⁾	Rear Yard
R-1	Single-Family	Avg./25 ⁽¹⁾	25	10	25
R-2	Single-Family	Avg./25 ⁽¹⁾	25	10	25
R-3	Single-Family	Avg./25 ⁽¹⁾	25	10	25
R-4	Single-Family	Avg./25 ⁽¹⁾	25	10	25
R-5	Single-Family	Avg./25 ⁽¹⁾	10	10	25
R-6	Single-Family	Avg./25 ⁽¹⁾	10	5	25
R-7	Single-Family	Avg./25 ⁽¹⁾	10	5	25
R-8	Single-Family	Avg./25 ⁽¹⁾	10	5	25
R-9	Single-Family	Avg./25 ⁽¹⁾	10	3	25
R-10 through R-15 and UR	Townhouse or Semi-Detached Dwelling (located in Traditional or Downtown character district)	Minimum = 5 Maximum = 12	10	5	20
R-10 through R-15 and UR	Townhouse or Semi-Detached Dwelling (located in Suburban character district)	Minimum = 10 Maximum = 15 ⁽⁵⁾	10	10 ⁽⁶⁾⁽⁷⁾	20
R-11	Single-Family and Two-Family (lots at least 50 feet in width)	20	10	5	25
R-11	Single-Family (lots less than 50 feet in width)	20	10	3.5	25

R-11	Multi-Family—Moderate Density	20	10	10 ⁽⁴⁾	25
R-12	Single-Family and Two-Family (lots at least 50 feet in width)	20	10	5	20
R-12	Single-Family (lots less than 50 feet in width)	20	10	3.5	20
R-12	Multi-Family—Medium Density	20	10	10 ⁽⁴⁾	20
R-13	Multi-Family—Moderately High Density	20	10	10 ⁽²⁾	25
R-14	Multi-Family—High Density	20	10	10 ⁽²⁾	25
R-15	Multi-Family—High Density	20	10	10 ⁽²⁾	25
UR	Group Home for the Handicapped	15	5	3.5	5
UR	Single-Family (with or without auxiliary structure)	15	5	3.5	5
	Nonresidential Uses				
	Recreation Center, Community (private)	25	10	25	25
	Recreation Center, Community (public)	25	10	25	25
	Congregate Housing	20	10	10	25
	Park	None	None	None	None
	Group Home for the Handicapped	20	10	10	25
	Religious Institution	25	10	25	25
	Group Home	20	10	10	25
	Day Care Center, Child	25	10	25	25
	Day Care Center, Adult	25	10	25	25
	Dormitory	20	10	10	25

	Fraternity/Sorority House	20	10	10	25
	Utility Facility	20	10	10	25
	Governmental Operations (non-industrial)	20	10	10	25

Notes:

- (1) Front yard requirements may be the average of the existing front yards on adjacent properties; however, in no case shall such front yard be required to be more than twenty-five (25) feet. If there are no structures on an adjacent zoning lot the required front yard of that zoning lot shall be twenty-five (25) feet.
- (2) The required interior yard shall be five (5) feet for single-, semi-detached and two-family residences.
- (3) On nonconforming residential lots which are less than 40 feet in width, side yards or corner side yards not less than three (3) feet shall be provided.
- (4) Side yards shall have a combined width of not less than thirty (30) feet, and there shall be at least ten (10) feet of space between buildings on the same site.
- (5) Upon consideration and approval of a special exception requesting such, these minimum and maximum dimensions for the required front yard of any townhouse or semi-detached dwelling located in the Suburban character district may be modified.
- (6) Whenever the interior yard abuts a residential zoning district that requires less than a ten (10) foot interior side yard, the interior side yard required for the townhouse or semi-detached dwelling may be reduced to match the interior side yard requirement of the abutting residential zoning district.
- (7) The required interior yard located at the ends of any joined set of townhouses or semi-detached dwellings shall be five (5) feet.